

PT	Address	CLOSED	SOLDPRICE	CONCESSION	NET PRICE	Con %	SEV	Tax Value	CASH VALUE	% of AV	Adjustment
RS	10777 ALPINE	3/28/2008	230,000		230,000	0%	101,600	79,984	203,200	44%	13%
RS	11460 BELLE RIVER	2/25/2008	54,900	1,647	53,253	3%	47,400	42,221	94,800	89%	-44%
RS	12062 BELLE RIVER RD	10/18/2007	190,000		190,000	0%	122,700	122,700	245,400	65%	-23%
RS	30999 BORDMAN	10/30/2007	220,000		220,000	0%	112,500	112,500	225,000	51%	-2%
RS	1358 BRAIDWOOD	1/4/2008	174,900		174,900	0%	131,000	131,000	262,000	75%	-33%
RS	12313 BURT	4/18/2008	144,900		144,900	0%	114,800	108,008	229,600	79%	-37%
RS	2075 EGLING	12/5/2007	178,000		178,000	0%	111,300	111,300	222,600	63%	-20%
RS	11158 GILBERT	11/5/2007	137,000	8,000	129,000	6%	69,400	69,400	138,800	54%	-7%
RS	10942 HILL	6/20/2008	112,900		112,900	0%	94,800	94,800	189,600	84%	-40%
RS	11492 HILL	5/13/2008	200,000		200,000	0%	139,200	122,750	278,400	70%	-28%
RS	11518 HILL	8/18/2008	94,700		94,700	0%	70,700	48,777	141,400	75%	-33%
RS	13054 HILL	7/28/2008	190,000		190,000	0%	126,700	126,453	253,400	67%	-25%
RS	12159 HOUGH	1/14/2008	164,500	5,385	159,115	3%	118,100	118,100	236,200	74%	-33%
RS	13311 HOUGH RD.	8/5/2008	205,000		205,000	0%	188,500	96,292	377,000	92%	-46%
RS	10832 LAMBS	7/21/2008	63,000		63,000	0%	56,300	56,300	112,600	89%	-44%
RS	11765 LAMBS	6/16/2008	195,000	5,850	189,150	3%	164,100	134,048	328,200	87%	-42%
RS	11961 LAMBS	6/11/2008	154,900		154,900	0%	88,900	79,574	177,800	57%	-13%
RS	505 MEMPHIS RIDGE	11/1/2007	92,000		92,000	0%	86,300	86,300	172,600	94%	-47%
RS	2558 REEVES	6/2/2008	137,500	4,050	133,450	3%	112,900	98,827	225,800	85%	-41%
RS	1330 RILEY CENTER	4/3/2008	155,000	10,850	144,150	7%	81,000	58,943	162,000	56%	-11%
RS	11334 SMITHS CREEK	3/17/2008	140,000		140,000	0%	99,500	91,508	199,000	71%	-30%
RS	13265 TIBBETS	8/15/2008	161,000		161,000	0%	160,500	160,500	321,000	100%	-50%

Paula Zegelian 22 6 152,701 1% 109,009 97,740 218,018 71% -30%
Pct of Properties with Sales Concessions 27%

Blended Millage	27.126	Tax Value	Tax	City SEV	171,878,100	Tax
Average		97,740	2,651	City Taxable Val	122,821,552	3,331,651
Corrected		76,350	2,071	City Corrected	120,384,118	3,265,533
"Overage"		21,390	580	"Overage"	2,437,434	66,118

Riley Township has four school districts ranging from a millage of 23.2451 to 26.3451 mills on Homestead properties and an additional 18 mills on Non-homestead properties. For purposes of this study we used a "Blended Millage" of 27.1259. Total SEV for the Municipality is from the St. Clair County Equalization Report - 2008.

Dist.			
Arm	2007 Taxable Value - Homestead	15,557,019	23.9694
Arm	2007 Tax Value - Non HomeStead	1,384,317	41.9694
Capac	2007 Taxable Value - Homestead	39,176,207	23.2451
Capac	2007 Tax Value - Non HomeStead	3,932,964	41.2451
Mem	2007 Taxable Value - Homestead	49,828,959	26.3451
Mem	2007 Tax Value - Non HomeStead	9,073,012	44.3451
Yale	2007 Taxable Value - Homestead	192,731	26.3451
Yale	2007 Tax Value - Non HomeStead	458,487	44.3451
	Blended Rate	119,603,696	27.1259